



THOMAS PARK  
COMMERCIAL



## MEDSTAR MONTGOMERY MEDICAL CENTER

18109 & 18111 PRINCE PHILIP DRIVE  
OLNEY, MD

862 - 2,606 SF of Medical Space Available



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862 - 2,606 SF of Office/Medical Space Available

### Available Spaces

Space	Size	Rental Rate	Virtual Tour Link	Condition	Available
18111: Suite 210	862 SF	Negotiable	<a href="#">Click Here</a>	2 <sup>nd</sup> Gen Medical	Immediately
18111: Suite 221	2,606 SF	Negotiable	<a href="#">Click Here</a>	2 <sup>nd</sup> Gen Medical	Immediately
18111: Suite T10	1,296 SF	Negotiable	<a href="#">Click Here</a>	2 <sup>nd</sup> Gen Medical	Immediately

# MEDSTAR MONTGOMERY MEDICAL CENTER 18109 & 18111 PRINCE PHILIP DRIVE

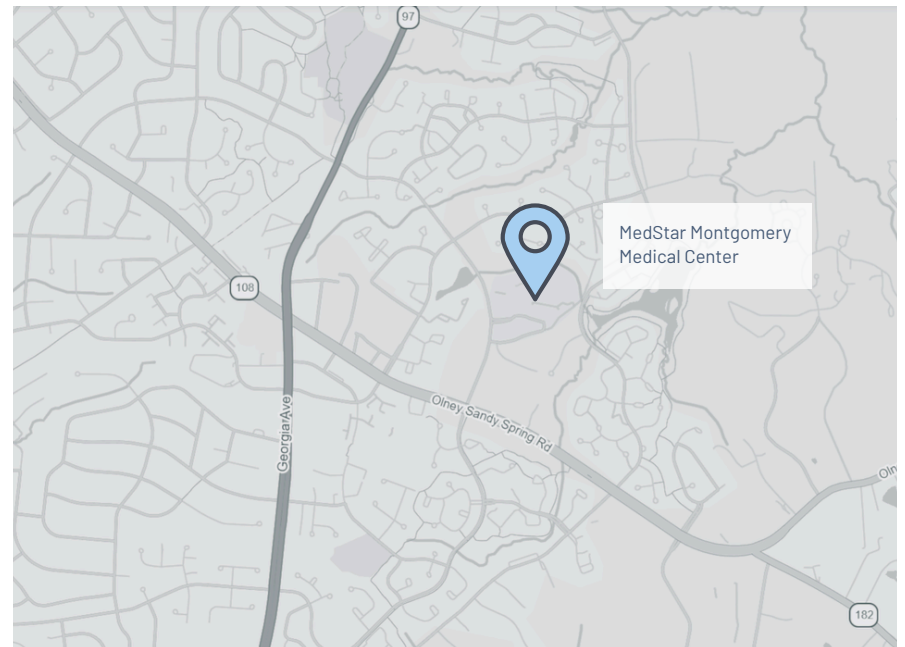
## Property Facts

<b>Building Type</b>	On Campus Medical
<b>Building Height</b>	3 Stories
<b>Building Size</b>	127,868 SF total
<b>Parking</b>	3 /1,000 SF

## Property Overview

MedStar Montgomery Medical Center (“MMMC”) presents a rare opportunity to lease medical office space directly on the campus of MedStar Health’s full-service hospital in Olney, Maryland. Comprising two purpose-built outpatient medical buildings, MMMC is specifically designed to support a wide range of clinical users with efficient, exam-room-intensive layouts and infrastructure tailored to modern healthcare delivery.

Tenants benefit from immediate proximity to MedStar Montgomery Medical Center, creating a highly synergistic environment for referrals, patient convenience, and integrated care. The campus setting offers unparalleled access to hospital resources, strong physician alignment, and built-in patient traffic—an increasingly scarce advantage in today’s healthcare real estate landscape. Both buildings are well-maintained and feature flexible floorplates that accommodate a variety of specialties. With convenient access, ample parking, and a premier on-campus location, MMMC is an ideal setting for providers seeking to establish or expand their presence within a high-performing hospital ecosystem.



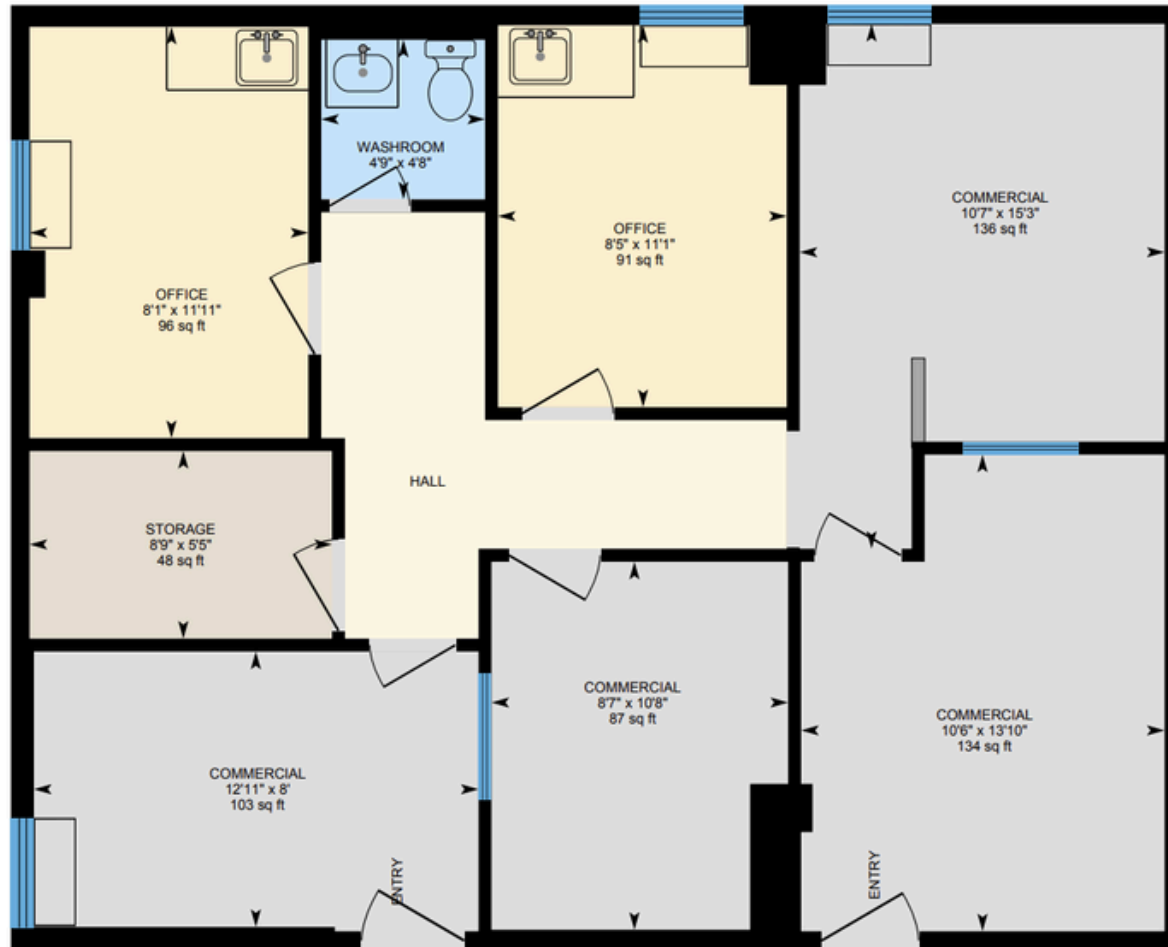


MedStar Health

Building II: 18109 Prince Philip Drive  
57,223 SF | Built in 2000

Building I: 18111 Prince Philip Drive  
70,645 SF | Built in 1974 | Renovated in 2000





**MEDSTAR MONTGOMERY MEDICAL CENTER**  
**18109 & 18111 PRINCE PHILIP DRIVE**

 **360° Virtual Tours**

**Suite 210**





**MEDSTAR MONTGOMERY MEDICAL CENTER**  
**18109 & 18111 PRINCE PHILIP DRIVE**

**360° Virtual Tours**

**Suite 221**





**MEDSTAR MONTGOMERY MEDICAL CENTER**  
**18109 & 18111 PRINCE PHILIP DRIVE**

 Virtual Tours

[Suite T10](#)





# YOUR COMMERCIAL REAL ESTATE PARTNER

*Thomas Park is a full-service commercial real estate firm offering alternative investment strategies and third-party commercial real estate services.*



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## **THOMAS PARK COMMERCIAL**

Thomas Park Commercial specializes in leasing and investment brokerage across all commercial asset classes throughout Maryland.



## **THOMAS PARK INVESTMENTS**

TPI is one of the fastest growing private equity real estate investment firms on the East Coast focused exclusively on healthcare real estate.



## **THOMAS PARK MANAGEMENT**

TPM is a best in class property management firm with a 30+ year track record in the commercial real estate industry.



## **THOMAS PARK DESIGN**

TPD is an innovative interior design firm specializing in healthcare, medical office, commercial office, and retail.



## **THOMAS PARK CONSTRUCTION**

TPC focuses on commercial construction within the healthcare, retail, office and industrial sectors.